

District III Advisory Board Minutes

www.wichita.gov

**January 4, 2006
7:00 p.m.**

**Wichita WATER Center
101 E. Pawnee**

The District III Advisory Board meeting was held at 7:00 p.m. at the Wichita WATER Center at 101 E Pawnee. The District III City Council member, Jim Skelton meeting and ten (10) District Advisory Board members were in attendance. Six (6) city staff were present and approximately twenty-one (21) members of the public, most of whom signed in.

Members Present

Jesse Sheffield
Matt Foley
Teresa Cook
Charlotte Foster
Gerry Meyers
Jim Gulick
Joann Hartig
John Kemp
Judy Dillard
William Ward
Councilman Jim Skelton

Members Absent

Dewayne Kitchen
Danny Harshbarger-Youth

Staff Present

Scott Lindebak
Kay Johnson
Bill Hoffman
Officer Dwain Diehl
Officer Steve Jerrell
Vicki Mork

Guests

See page 6

ORDER OF BUSINESS

Call to Order

Councilman Jim Skelton called the meeting to order at 7:05 p.m.

Approval of Minutes

Gulick (Meyers) moved that the minutes from the December 7, 2005 meeting be accepted with corrections on pages 2 and 3. Motion passed.

Action: Received and filed.

Public Agenda

1. **Sandy Pickert, 8434 E Mt. Vernon Court** gave an overview of the **Pure & Simple Life Style Project**, which promotes abstinence education for rural and urban youth ages 12-18 in Sedgwick and McPherson Counties. Pickert introduced **Tramy Nguyen**, the District III Coordinator. **Nguyen** said she is available to make presentations to schools and other youth groups.

Angie Aubrey, Marketing Director with Via Christi HOPE, 935 S. Glendale informed the group about health and support services for the frail elderly that is an option to nursing home placements. **Aubrey** said she is available to make presentations to groups such as neighborhood associations.

Recommended Action: Provide comments/take appropriate action.

Staff Presentations

2. Community Police Report

Officer Dwain Diehl, 24 Beat reported changes in Patrol South, some of the Community Policing Officers have moved to different beats. He reminded everyone of the dates and time of the South Central Improvement Alliance and the South Central Progressive Neighborhood Association meetings.

Foley asked what the Police Department uses for the removal of graffiti. **Diehl** said he didn't know as they referred graffiti to Public Works. Councilman Jim Skelton said he used a product called "Goof Off".

Hartig asked about increasing gang activity. **Diehl** confirmed it was while explaining some of the communication behavior of gang members through graffiti. He reminded everyone they could report graffiti by calling their Community Policing Officer.

Pat Pickard, 2928 Dunham asked if Officer Virgil Miller changed beat but was told no.

Officer Steve Jerrell, 33 Beat reported burglaries have increased since Christmas. He's to begin training for tasers soon. They will be on the street in March. The Police Department is getting a new computer system in March. Capabilities will be much improved as the wireless lap top computers will allow officers in the field to access information instantaneously. They can ID a suspect or check a mug shot very quickly.

Recommended Action: Receive and file.

3. Public Works

Scott Lindebak, Civil Engineer with Flood Control explained flood plane maps are used for regulatory and flood insurance purposes. The first map came out in 1986. These are revisions. The changes show flood elevations increased in some areas and decreased in others. Some flood boundaries expanded. Once these maps are finalized the City of Wichita will use GIS and notify property owner of the changes. Typical flooding areas are Gypsum

Creek and Joyland. Lindebak handed out Gypsum Creek Flood Control Project notices. A neighborhood meeting is scheduled for next week to discuss this.

Foster asked if individual properties were affected by development in other areas?

Lindebak said the flood plane changes were due to improved calculations including more details.

Kemp asked when construction would begin on flood control projects west of Hillside?

Lindebak said the project would begin in 2-3 months, as they have to update plans and acquire easements from the new Joyland owners. The final plan will be presented to the Council before ground breaking happens with the project completed in winter of 2006 with restoration of the ground occurring in spring of 2007.

Lindebak said Dry Creek is the second project. There are 47 homes in the flood plain of Dry Creek and 18 in flood way between Lincoln and Orme with special attention to the Gilbert bridge. It is rather low and acts as a dam it will be evaluated.

Ward asked about the impact on the golf course. **Lindebak** said the improvements are to keep water in the channel and out of people's basements.

Pat Pickard asked if the Hillside Bridge would be improved. **Lindebak** said the Hillside Bridge would be replaced. **Kemp** explained the proposed bike path impacts the bridge.

Kerin Smith 2240 S. Crestway said the Dry Creek Bridge at Bluff was to be removed and replaced but what about improvements to the channel. **Lindebak** said the 1985 flood study evaluated a variety of options. The choice was to purchase properties along Mt. Vernon that were in flood plain. To date 12-14 homes in flood plain have been purchased and removed. This option was more viable than to rechannelize Dry Creek.

Kemp asked if Joyland project is going to happen first before properties are purchased.

Lindebak said no. **Lindebak** also said he thought the Joyland project would happen before Gypsum Creek and Dry Creek.

Sheffield asked if Gypsum Creek project was going to happen this year. **Lindebak** replied the hydraulic analysis was going to be done on Gypsum Creek due to current unknown costs.

Council Member Skelton said he was confused by the time lines for these three projects asked Lindebak to meet with him on Friday to clarify. He said Joyland changed hands and he anticipates the owners will do lots of work on it. **Lindebak** said after these projects are done flood plains to be redrawn. He also said his phone number was 268-4545.

Recommended Action: Receive and file.

4. Environmental Services

Kay Johnson, Director gave a brief power point presentation about the remediation work ongoing in south Wichita. The WATER Center site-wide remediation system also includes six major source areas, one of which is Tri-State/Harcros site. Special action on the major pockets of pollutants speeds up remediation process. Both sites had contamination due to

spills of PCE and TCE volatile organic compounds. The plan is to excavate some areas across the alley in people's backyards. City of Wichita bought one property at 724 E Osie as it is a major site for contamination and they will use soil vapor extraction/air sparge technology. Vapors may rise up into some nearby homes. Vapors were found in some homes but measures have been taken to alleviate them. She explained the timeline for 2006 action and the total project length will be 2-5 years.

Kemp asked what happens to vapor captured? **Johnson** said the vapors would be similar to ones released here at WATER Center. **Kemp** asked if the businesses that caused problem were back in business but **Johnson** explained Tri-State went bankrupt and they couldn't be found. But Harcros has paid City of Wichita Environmental Services to do the clean up.

Foster asked about the roofing company that the city gave 30 days to move. **Johnson** explained the City of Wichita helped them relocate. She said the 30-day relocation notice was not unusual after a property sold and the company was operating out of that location with a month-to-month lease any way.

Hartig asked about plugging an old well on her property. **Johnson** said Environmental Services could help with the process. She also explained the process of soil removal from select high concentration areas to reduce vapors faster.

Kelly Cooper, 816 Funston said she was a neighbor to this area and operated a food manufacturing company but no one had contacted her. **Johnson** said the next step is to expand the treatment area and asked for her information so she could check out the situation. A geologist will contact Ms. Cooper.

Gulick asked if cleaning this area was redundant with plumes of groundwater carrying pollution to the south. **Mork** explained this site was deemed a major source area due to spills that polluted ground water would not produce this result. **Johnson** further explained these actions prevented areas from being contaminated to a higher degree and plumes of water would not contaminate soil to degree the spills of chemicals.

Recommended Action: Receive and file

5. Environmental Services

Kay Johnson, Director gave an air quality presentation. She responded to an Associated Press article, which omitted factors crucial to accurate risk assessment. It inferred greater health risk in certain urban neighborhoods within the community and implied greater exposure to racial minorities. Wichita urban area currently in compliance with Clean Air Act for monitored pollutants. There is no data, which indicates any neighborhood in Wichita has greater risk than any other. Environmental Protection Agency (EPA) being asked to evaluate AP assessments for accuracy and validity and respond by January 27, 2006. There is additional information on the Environmental Services website at www.wichita.gov.

Ward asked if animal pollution considered in air pollution assessments. **Johnson** said they were not a point source industry. **Kemp** wants to know when industry in his neighborhood is going to be monitored. **Johnson** explained it depends upon the chemicals being used. **Kemp** said it is dust. **Johnson** said there is no city ordinance for dust but the issue may be

regulated by city ordinance as nuisance. There is no City regulation for particulate matter but Environmental Services would check it out. **Kemp** asked if he called Environmental Services would they check it out each time? **Johnson** said she would have John Stark call him. **Skelton** asked Johnson to contact KDHE and have a sit down meeting about this matter.

Larry Manning, 1116 Alturas asked if the pollution sited was due to ground contamination as he is concerned about gas leakage from underground tanks. **Johnson** said the TRA database included pollution for all kinds of sources. But underground leakage was not a concern but significant to note that fumes were emitted when airplane tanks were filled at Boeing and McConnell Air Force Base.

Skelton said real heart of the matter was EPA's response and they were looking for it by January 27, 2006.

Recommended Action: Receive and file

Board Agenda

6. Updates, Issues and Reports

Sheffield gave out petitions to everyone to get signatures for South City Area fire station. He reported some people have been scamming the neighborhood begging for money and in the process stole a purse. He urged the neighbors to call 911 if and when they see them.

Councilman Jim Skelton reported he's been working on a \$500,000 budget item for staff for the proposed new South City fire station.

Foley said that on January 24th H.A.N.D would have guest speaker to cover Medicare and Medicaid.

Skelton reported on Foley's concern about a registered sex offender living by the playground in Hilltop. Currently there is no City of Wichita ordinance in place governing this. The offender may have probation stipulations. He is working with staff on.

Cook had nothing to report.

Foster provided report on Community Services Block Grant (CSBG) funds.

Meyers said the Mead Neighborhood Association would have a meeting in January as they did not have on in November or December.

Gulick had nothing to report.

Hartig said a lake forms at Mt. Vernon between Market and Broadway. She is concerned about repair by Water Department staff as they were supposed to be out today but no one showed up. **Mork** was asked to follow up.

Kemp said the K-15 Neighborhood Association did not have a meeting in December but will have one in January. The K-15 Neighborhood Association took food to the Fire Station and Patrol East Sub-station on Christmas morning.

Dillard said the South Area Neighborhood Association would have their meeting next Monday night. David Warren, Director of Water and Sewer would be their speaker. Unusual smells have been noticed lately. Their new Community Policing Officer is Ginny Wiley.

Ward said Meadowlark Association of Neighbors meeting is next Monday. They will honor Kerin Smith's five years of service as president. The group is also supporting Griffith School and they ask everyone to bring boxes of Kleenex for the school and they are also taking cash donations for field trip expenses.

Skelton is working on how to improve Code Enforcement from a variety of perspectives.

Myers asked what is holding up the South City Fire Station. **Skelton** said he lacked the Council's support. He continues to work on council members by providing them with statistics. One hurdle is \$500,000 needed for Fire Department staff. He is also working on consolidation talks with Sedgwick County. He is working on the project from all angles.

Hartig asked if building the Arena over the river would interfere with the Boat house, **Skelton** said no in fact it might be beneficial to it and other facilities in the area such as Hyatt, Exploration Place, Ice Rink etc.

Recommended Action: Receive and file.

7. Next Meeting

The next regularly scheduled meeting for District Advisory Board III will be February 1, 2005 at the Water Center 101 E. Pawnee at 7:00 p.m.

Adjourned

No Action Required

Respectfully Submitted,
Vicki Mork, Neighborhood Assistant

Visitors

Tramy Nguyen	420 E. Lakecrest	Andover, KS 67002
Jim & Kerin Smith	2240 S. Crestway	67218
Sandy & Michelle Pickert	8434 E. Mt. Vernon	67207
Pat Pickard	2928 Dunham	67216
George and Joan Rethorst	3833 Meadowlane	67218
Mohan Kambampati	2502 E. Douglas	67214
Michael Brincefield	4730 Ida	67216

Carole Campell	2821 S. Mosley	67216
Larry and Kathy Manning	1116 Alturas	67216
Elena Ingle	3608 Meadow Ln	67218
Kelly Cooper	816 E. Funston	67211
Annette Schoenthaler	1314 Galena	67216
Betty Strickland	1302 Galena	67216
Angie Aubrey	935 S. Glendale	67218
Paul Davis	6417 S. Madison Ct.	67216